



19 Oakleigh, Crawford Village,, Crawford,, WN8 9QU

£429,995



**STAPLETON  
DERBY**



## BEAUTIFUL RURAL HOME

This beautifully located property is nestled in a quiet cul-de-sac, offering stunning countryside views from the front, along with a charming private rear and side garden that extends the full length of the property. Located in the peaceful village of Crawford, it remains conveniently close to major motorway and rail links.

The accommodation includes an entrance hall, cloakroom/WC, lounge, spacious open-plan kitchen/diner with a breakfast area, utility room, and a large conservatory at the rear. Upstairs, you'll find four bedrooms and a family bathroom, with the master bedroom featuring fitted wardrobes and an en-suite. Outside, the home benefits from front and rear gardens and an attached brick garage. Viewing is highly recommended.

Viewings are highly recommended to fully appreciate beautiful property. Contact us today to arrange a viewing and take the first step towards creating your perfect home.

Freehold. No chain.















STAPLETON  
DERBY

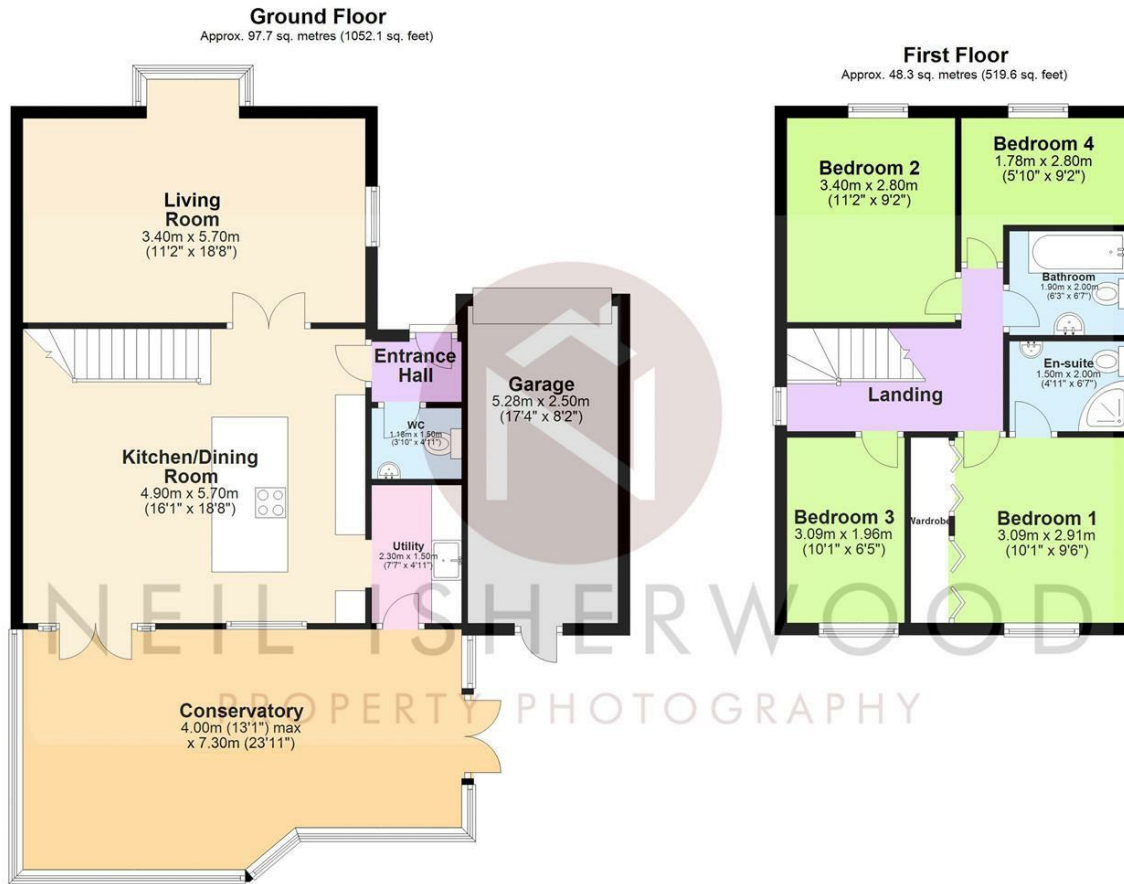
# Stapleton Derby

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Total area: approx. 146.0 sq. metres (1571.8 sq. feet)

This floor plan was created by Neil Fisherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.